



9/5 Boswall Parkway
Boswall, EH5 2BH

deans 
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THIRD FLOOR FLAT

- Sitting Room
- Open Plan Kitchen
- Two Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Communal Rear Garden
- Free On-Street Parking
- EPC Rating - C



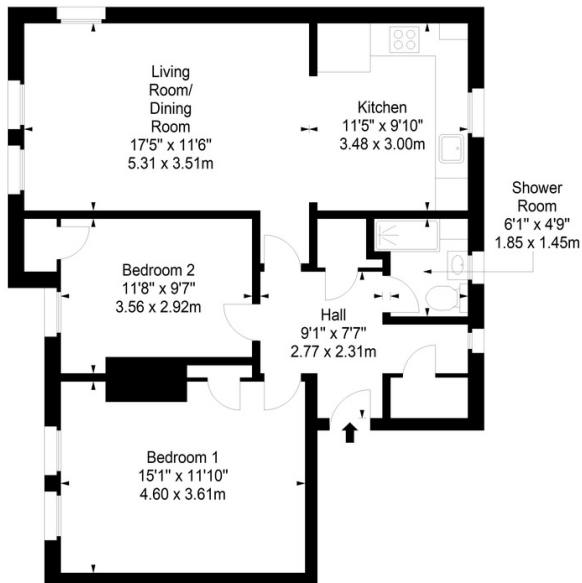
Pleasantly positioned within a quiet tree-lined residential street, this lovely and well-presented third (top) floor flat is situated within the highly desirable location of Boswall. The property is close to local day to day requirements with Inverleith Row a short distance away with many cafés and restaurants. Further specialised shopping can be found at Craigleith Retail Park which is a short drive away along with the Western General Hospital. A good public transport service travels to the City Centre and many surrounding areas. In move-in condition the accommodation would make an ideal first purchase and comprises; welcoming entrance hallway with good storage, attractive, light and airy sitting room open plan to the modern well laid out kitchen, two delightful good sized double bedrooms and stylish shower room. There is a communal rear garden with free on-street parking available. Further benefits include practical laminate flooring to most rooms, gas central heating and double glazing. Included in the sale are all fitted floor coverings, washing machine, oven, hob, fridge and freezer. All appliances included in the sale are sold as seen with no warranty provided.



Boswall Parkway,
Edinburgh,
Midlothian, EH5 2BH



Approx. Gross Internal Area
783 Sq Ft - 72.74 Sq M
For identification only. Not to scale.
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Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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